

PLAINTIFF U.S. Bank National Association		COURT CASE NUMBER 2:21-cv-502 WB
DEFENDANT D-R Penn Realty Owner LP		TYPE OF PROCESS Sale of Real Property
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC. TO SERVE OR DESCRIPTION OF PROPERTY TO SEIZE OR CONDEMN 640 N. Broad St. Philadelphia PA		
SEND NOTICE OF SERVICE COPY TO REQUESTER AT NAME AND ADDRESS BELOW <i>Raymond A. Gravaglia, Esq. Ballard Spahr LLP 1735 Market St. Phila., PA 19103</i>		Number of process to be served with this Form 285 Number of parties to be served in this case Check for service on U.S.A.
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE (Include Business and Alternate Addresses, All Telephone Numbers, and Estimated Times Available for Service): <i>215-864-8530</i>		
Signature of Attorney other Originator requesting service on behalf of: <input type="checkbox"/> PLAINTIFF <input type="checkbox"/> DEFENDANT		TELEPHONE NUMBER DATE
SPACE BELOW FOR USE OF U.S. MARSHAL ONLY - DO NOT WRITE BELOW THIS LINE		
I acknowledge receipt for the total number of process indicated. (Sign only for USM 285 if more than one USM 285 is submitted)	Total Process <i>1</i>	District of Origin No. 66 District to Serve No. 66 Signature of Authorized USMS Deputy or Clerk <i>DR</i> Date 1/22/24
I hereby certify and return that I <input type="checkbox"/> have personally served, <input type="checkbox"/> have legal evidence of service, <input type="checkbox"/> have executed as shown in "Remarks", the process described on the individual, company, corporation, etc., at the address shown above on the individual, company, corporation, etc. shown at the address inserted below.		
<input type="checkbox"/> I hereby certify and return that I am unable to locate the individual, company, corporation, etc. named above (See remarks below)		
Name and title of individual served (if not shown above)		Date 1/22/2024 Time 10:00 <input checked="" type="checkbox"/> am <input type="checkbox"/> pm
Address (complete only different than shown above)		Signature of U.S. Marshal or Deputy <i>DR</i>
Service Fee 2 Deputies x 1 Hr. x 65.00/hr = 130.00	Total Mileage Charges (including endeavors) <i>Commission</i> <i>Forwarding Fee</i> 50,000.00	Amount owed to U.S. Marshal* or (Amount of Refund*) <i>50,000 + 130.00 = 50,130.</i>
REMARKS <i>Commission: 3% of first \$1,000.00 = \$30.00 + 1.5% of Balance = \$42,999,000 x 1.5% = \$644,985.00 \$644,985.00 + 30.00 = \$645,015 Maximum Commission allowed = \$50,000.00 Service Fee - Sale = 2 Deputies x 1 Hr. x \$65.00/hr = \$130.00 Total \$50,130.00</i>		



U.S. Department of Justice

United States Marshals Service

Eastern District of Pennsylvania

Philadelphia, PA 19106

U.S. MARSHALS SALE OF REAL PROPERTY

CIVIL ACTION NO.: 2:21-cv-00502-WB

I, David Sprogev, a Deputy U.S.

Marshal for the Eastern District of Pennsylvania, sold the property located at

640 N. Broad St. Phila PA

The public sale was held on 1/22/2024

and the highest bidder was 640 North Broad Street Holdings, LLC

who bid the amount of \$ 43,000,000.00.

**Deputy U.S. Marshal
United States Marshals Service
Eastern District of Pennsylvania
2110 U.S. Courthouse
601 Market Street
Philadelphia, PA 19106
(215) 597-7273**



U.S. Department of Justice

United States Marshals Service

Eastern District of Pennsylvania

Philadelphia P.A 19106

Highest Bidder
43,000,000.00

BIDDER'S REGISTRATION FORM

NAME:

Raymond A. Quagliia, Esq.

Ballard Spahr LLP

ADDRESS:

1735 Market St.

Phila., PA 19103

Attorney on Writ

PHONE (DAY):

215-864-8530

Below please provide the name(s) in which the deed will be registered, if you are the successful bidder. There will be no exceptions or changes.

640 North Broad Street Holdings, LLC,
a Maryland limited liability company

The above is precisely how the name(s) are to appear in the deed



Second Highest Bidder
42,050,000.00

U.S. Department of Justice

United States Marshals Service

Eastern District of Pennsylvania

Philadelphia, PA 19106

BIDDER'S REGISTRATION FORM

NAME:

Rewen Salman

ADDRESS:

35 Journal Square
Jersey City NJ 07306

PHONE (DAY):

646-932-6077

Below please provide the name(s) in which the deed will be registered, if you are the successful bidder. There will be no exceptions or changes.

The above is precisely how the name(s) are to appear in the deed